



Land Use and Economic Development Committee Minutes

Tuesday, March 7, 2017; 6:30 p.m.

Simon Wiesenthal Center, 3rd Floor
1399 Roxbury Drive, Los Angeles, CA 90035

I. Call to Order and Roll Call

Krystal Návar called the meeting to order at 6:39 p.m.

Board Committee Members Present: Ken Blaker, Michael Bloom, Barry Levine, Jon Liberman, Krystal Návar, Charlie Stein

Community Committee Members Present: Ellen Lanet, Linda Theung

Committee Members Absent: Michael Bitton, Susan Burden, Martin Epstein, Giovanni Ferdinand, Doug Fitzsimmons, Terrence Gomes, Beth Hirsch, Victor Mitry, Marjan Safinia, Aimee Zeltzer

Guests: None

II. General Public Comment

No general public comment. Committee member announcement: Barry Levine shared information about the upcoming CicLAvia event taking place on Sunday, March 26, from 9:00 a.m. to 4:00 p.m.; the route starts at the Expo Line stop in Culver City and heads toward Venice.

III. Old Business

- a. **Draft meeting minutes of January 10, 2017.**
Jon moved to approve minutes; Charlie seconded. **Vote: 8-Y, 0-N, 0-A. Item approved.**
- b. **Update, discussion, and possible action on Mr. C Hotel's alleged violation of the following condition of approval stipulated in the Determination Letter for the two wall signs on the westerly side of the hotel: "All messages displayed shall pertain to use of the subject site as opposed to an Off-Site Sign..."**
Jon and Krystal met with Sam Jagger, general manager of Mr. C's, and reviewed the conditions of approval in the determination letter for the wall signs. The signage at the hotel has been in violation of the condition of approval stating that the signs must pertain to the use of the site. Sam and the hotel's general counsel said they were unaware of the violation because they do a lot of business for certain companies that use the hotel for events. There was a discussion of possible compromises. Jon recommended SORO send Mr. C's a written invitation to come to next LUED meeting to further discuss. Ellen remarked that Mr. C's has been a good neighbor and asked how we can find a compromise. Ellen asked if the hotel would be able to alert the community about how the advertisement is related to an event at the hotel and for how long an ad would be up. Krystal suggested Sam and others should be invited to come to the next meeting to discuss.

Doug Fitzsimmons
President

Ken Blaker
Vice-President

Jon Liberman
Treasurer

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IV. New Business

- a. **Discussion and possible action on proposed new, 4-story, 25-unit condo building at 1415–1421 Reeves Street and 9573 Alcott Street containing 58 parking spaces in a subterranean parking. The project is either at or below the allowable height, density, and floor area ratio (FAR) and either at or above the required parking and open space. No adjustments or variances are being requested.**
- Numerous representatives of the project—architect, engineer, general contractor—were present to show their plan. Plans meet requirements of the city, and there have not been any questions regarding submitted documentation. Charlie asked about the start of construction. Construction is anticipated to begin Summer 2017 and is projected to last 1 ½ - 2 years. Charlie remarked about getting a notice about a hearing about the project. Project team mentioned that there will be a change of use from apartment to condominium once the project is complete. Currently there are ten units on the property. Ellen asked about the price of the units and queries about the possible conflicting details about the landscaping in the drawings. Representatives from the development answered her queries. Charlie asked questions about the parking issue in the neighborhood and how construction might affect the impacted parking situation. Ellen requested to see more landscaping/green space in the plan. Jon moved to recommend support of the project to the SORO board (Ellen remarked that she'd like to see an updated landscaping plan in advance of the board's review); Krystal seconded. **Vote: 7-Y, 0-N, 1-A (Charlie). Item approved.**

V. Adjournment

The meeting was adjourned at 7:30 p.m.